



The Upper Drive

Hove

£400,000



Excellently located within central Hove, a short distance from Hove Recreation Ground and Hove Train Station. A very well-presented TWO BEDROOM, FIRST FLOOR, PURPOSE-BUILT APARTMENT with TWO BALCONIES and an ALLOCATED PARKING SPACE. Sold with NO ONWARD CHAIN.

The open-plan kitchen, dining and living room forms the heart of the home. Filled with natural light, it offers plenty of space to cook, dine and relax. The contemporary kitchen is fitted with a range of integrated appliances and a central island, providing excellent storage and preparation space.

There are two generous double bedrooms, both with fitted wardrobes. The principal bedroom also enjoys the added benefit of an en-suite shower room, while the second bedroom is served by a modern bathroom with a white suite and an over-bath shower.

The property further benefits from two balconies, electric underfloor heating, double glazing and an allocated off-road parking space for one vehicle.

In the Local Area

The green open spaces of St Ann's Well Gardens and Dyke Road Park, with its open-air theatre and children's playground are both only a short walk away, and the seafront is within easy walking distance.





Regular bus services run into the centre of Brighton and Hove, out to Devils Dyke and onto the outlying villages, while Brighton mainline train station is approximately half a mile away offering convenient commuter links to London.

Popular local schools include Stanford Junior School, Brighton Hove and Sussex Sixth Form College (BHASVIC), Stanford Infant School, Brighton and Hove High School, Cardinal Newman Catholic School, Cottesmore St Mary's Catholic Primary School, Brighton and Hove Prep, Lancing Prep and Windlesham School.

Further Information

The property is situated in permit zone O. Currently the property is in Council Tax band E which was charged at £3,152.65 for 2026/27.

EPC rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

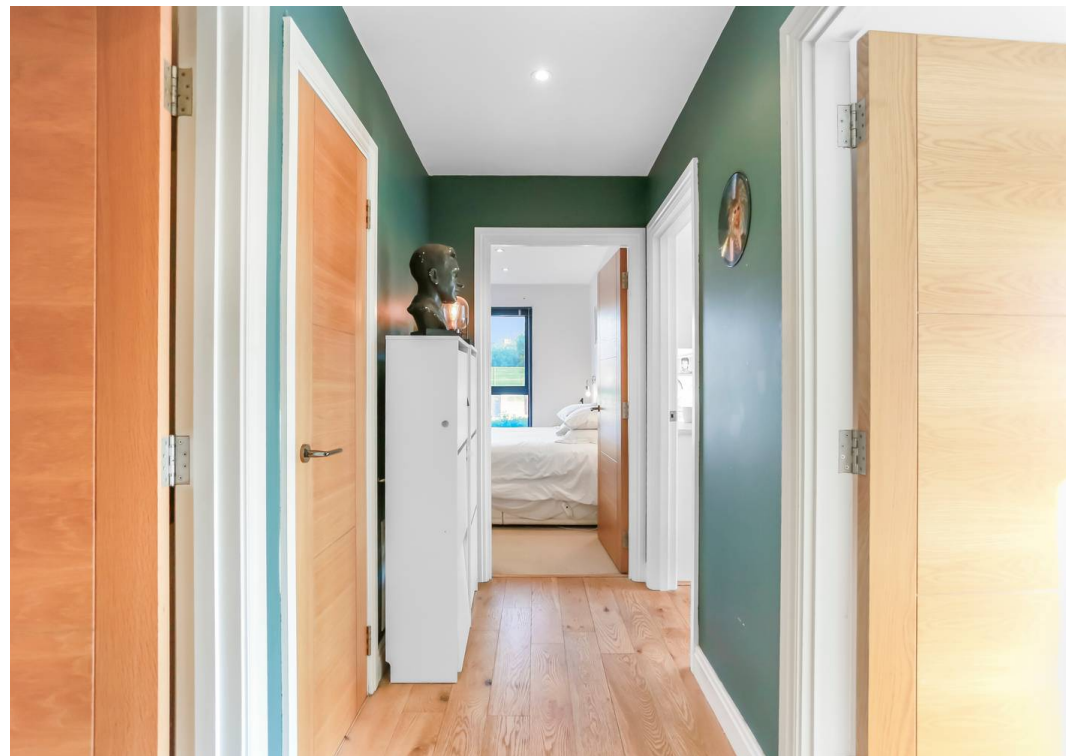
Unexpired term on lease - 113 years

Service Charge -

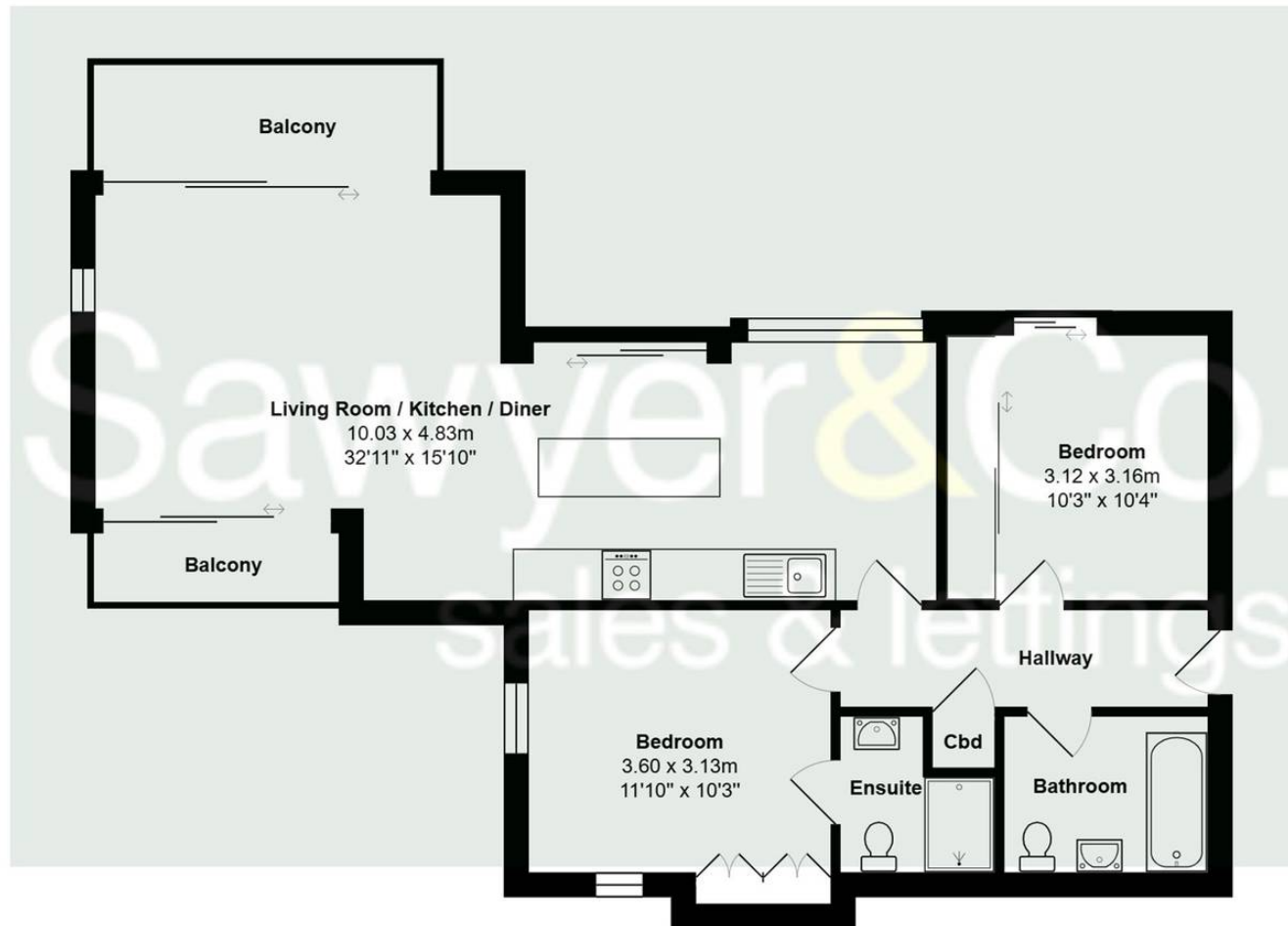
Ground Rent - £275 pa

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 72.1 m² ... 776 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co– Hove

52 Church Road, Hove – BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.